SOLD NSW · PROPERTY MARKET REPORT

Narwee NSW 2209

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 +2	$1,445,000 +43%	$1,411,926 +41%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,301,000	$515,000	$21.18M

POSTCODE 2209 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$690	$753	32

Figures cover the entire 2209 postcode area, not Narwee alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,445,000 +43%	$1,411,926 +41%	15 +15%

PROPERTY TYPE BREAKDOWN

Residentials — 15 (100%)

KEY MARKET INSIGHTS

- 15 properties settled in Narwee NSW 2209 in June–August 2026.
- The median sale price rose 43% to $1,445,000, up from $1,007,500 in March–May 2026.
- All 15 recorded sales were residentials.
- Prices ranged widely — from $515,000 to $2,301,000, a spread of $1,786,000.
- The standout sale was 99 BROADARROW RD at $2,301,000 on 9 Jun — 59% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
99 BROADARROW RD	Residential	**$2,301,000**	9 Jun
35 SHORTER AVE	Residential	**$2,100,000**	22 Jun
2 NARWEE AVE	Residential	**$1,926,888**	15 Jun
20 BERRILLE RD	Residential	**$1,601,000**	3 Aug
6 RHONDA AVE	Residential	**$1,600,000**	6 Aug
45 NIRIMBA AVE	Residential	**$1,545,000**	4 Jun
99 SHORTER AVE	Residential	**$1,510,000**	1 Jun
44 PARRY AVE	Residential	**$1,445,000**	3 Aug
74 GROVE AVE	Residential	**$1,430,000**	31 Jul
14 PARRY AVE	Residential	**$1,420,000**	5 Aug
7/39 GARDINIA ST	Residential	**$1,370,000**	1 Jun
4/6 GRAHAM RD	Residential	**$1,000,000**	14 Aug

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · June–August 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.